Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DC/24/1378
Field Farm, Honeybridge Lane, Dial Post, West Sussex,

DESCRIPTION:

Prior notification for the erection of silage clamps and a concreted area to serve approved livestock building.

RELEVANT PLANNING HISTORY:

DC/24/0903	Prior Notification for the erection of a steel portal frame livestock building with solar panels to provide 2No straw bedded cattle yards with a central feed passage.	Prior Approval Not Required on 11.07.2024.
DC/24/0494	Prior notification for a steel portal frame livestock building to provide two straw bedded cattle yards, with a central feed passage.	Prior Approval Not Required on 25.04.2024.
DC/21/0935	Prior Notification for the construction of a steel-framed agricultural building comprising of two bays and machinery storage space.	Prior Approval Not Required on 21.05.2021.
DC/19/0306	Prior notification for the erection of a proposed agricultural barn	Prior Approval Not Required on 07.03.2019.

SITE AND SURROUNDINGS:

The application site comprises an agricultural unit of approximately 181 hectares, located to the east of the A24, in the Parish of West Grinstead. The site is accessed via an existing tree-lined track, with the wider surroundings characterised by agricultural fields.

DETAILED DESCRIPTION:

This notification is under Part 6 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 and seeks a determination as to whether silage clamps and a concreted area to serve a new livestock barn (reference: DC/24/0903) would require prior approval.

There will be three silage clamps measuring 13.716m by 27.432m each and a 10m concrete apron to support the silage clamps. The silage clamps will have pressed concrete panel walling to 3m and an impermeable concrete floor. An 8.27m concrete apron will be constructed on the western elevation of the approved livestock building (ref: DC/24/0903).

RELEVANT PLANNING POLICIES

National Planning Policy Framework

Horsham District Planning Framework (HDPF 2015):
Policy 1 - Strategic Policy: Sustainable Development
Policy 24 - Strategic Policy: Environmental Protection
Policy 26 - Strategic Policy: Countryside Protection

Policy 33 - Development Principles
Policy 38 - Strategic Policy: Flooding
Policy 41 - Parking

HUMAN RIGHTS AND EQUALITY:

The application has been considered having regard to Article 1 of the First Protocol of the Human Rights Act 1998, which sets out a person's rights to the peaceful enjoyment of property and Article 8 of the same Act, which sets out their rights in respect to private and family life and for the home. Officers consider that the proposal would not be contrary to the provisions of the above Articles.

The application has also been considered in accordance with Horsham District Council's public sector equality duty, which seeks to prevent unlawful discrimination, to promote equality of opportunity and to foster good relations between people in a diverse community, in accordance with Section 149 of the Equality Act 2010. In this case, the proposal is not anticipated to have any potential impact from an equality perspective.

PLANNING ASSESSMENT

The main issue is whether prior approval is required for the proposed development under Part 6 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).

Permitted Development

Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order as amended relates to "*the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –*

a) Works for erection, extension, or alterations of a building; or
b) Any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within the unit."

The permitted development right is subject of a number of provisions and conditions. There is no apparent conflict with A.1 (a) through (j).

The ground area of the silage clamps would be less than 1,500 sqm which would meet the criteria of (e)(ii). The submission sets out that there are two existing agricultural buildings on the holding, and these are used as grain stores, although provide general purpose agricultural, hay, straw and machinery storage. The silage clamps would provide storage for forage for feeding the livestock, when housed at Field Farm. The grass and maize will be fed in the ration, requiring multiple clamps. One clamp will always be in use and surplus capacity will allow for a buffer of silage to be conserved. On the basis of the information provided, it is considered that the proposed agricultural development is reasonably necessary for the agricultural business.

Siting, Design and External Appearance

Article A.2(2)(a)(i) of Part 6 of Schedule 2 of the GDPO imposes a condition on permitted development to determine whether prior approval is required for the siting, design, and external appearance.

The siting would be close to the livestock building part of application DC/24/0903. This is considered appropriate and would not appear isolated or detached. The design and external appearance are what would be expected for an agricultural building and taking into account the specific nature of the intended use. The materials are similarly considered acceptable.

Conclusion

The proposed structure is considered to be reasonably necessary for the purposes of agriculture. The proposal would be of a siting, design and external appearance that would be anticipated within an agricultural context and is considered appropriate within a rural context. For these reasons, it is recommended that Prior Approval is not required.

Recommendation: Prior Approval Not Required

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DC/24/1378
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Proposed Side-North Elevation	26560-MAC-N/A-EL-DR-B-014 Rev P2	10.09.2024
Elevation plan	Proposed Rear-West Elevation	26560-MAC-N/A-EL-DR-B-015 Rev P2	10.09.2024
Location plan	Location Plan	26560-MAC-N/A-00-DR-B-001 Rev P2	10.09.2024
Site plan	Existing Site Plan	26560-MAC-N/A-00-DR-B-002 Rev P3	10.09.2024
Site plan	Proposed Site Plan	26560-MAC-N/A-00-DR-B-003 Rev P4	10.09.2024
Floor plan	Proposed Ground Floor/Roof Plan	26560-MAC-N/A-00-DR-B-010 Rev P2	10.09.2024
Elevation plan	Proposed Side-South Elevation	26560-MAC-N/A-EL-DR-B-012 Rev P2	10.09.2024
Elevation plan	Proposed Front-East Elevation	26560-MAC-N/A-EL-DR-B-013 Rev P2	10.09.2024

DELEGATED

Case Officer sign/initial Bethan Tinning Date: 07.10.2024

Authorising Officer sign/initial Tamara Dale Date: 07.10.2024